



Upper Chesapeake Inspections, LLC DBA
National Property Inspections

Jane Doe, 123 Any Street, Anytown, MM, 12345



Monday, July 18, 2022

Inspector

Rick Crook

443-907-9514

rick.crook@npiinspect.com

MD-34513

Inspection Date:
07/18/2022

Inspector: Rick Crook
Inspector Phone: 443-907-9514

Email: rick.crook@npiinspect.com
MD-34513



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes Estimated Age Of Property : 11 Month(s) Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Wood	Weather : <input checked="" type="checkbox"/> Overcast <input checked="" type="checkbox"/> Rain Soil Conditions : <input checked="" type="checkbox"/> Damp/Wet Persons Present : <input checked="" type="checkbox"/> Owner
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have. You may present this report or the summary page to your builder for warranty considerations.

This is a NON INVASIVE; NON CODE COMPLIANT inspection with a general purpose of looking for deficiencies, defects and safety hazards is being performed to provide the purchaser of the report with a general overview of the state and condition of the property at time of inspection. This report cannot be used as a reference, nor will provide an

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

ATTIC VENTILATION

DEFECTIVE

Proper soffit vent baffles did not appear to be present or were unable to be seen due to large amount of insulation. Recommend further investigation to ensure proper air flow (no insulation blocking baffles, proper venting at the base of the baffles, etc.). A number of soffit vents appeared to be blocked with insulation. Recommend clearing insulation away from soffit vents to help provide proper ventilation in attic.

ATTIC INSULATION

DEFECTIVE

Attic was insulated with loose fill and appeared to be the proper depth for most of the space, but there were some areas of uneven distribution. Also, recommend pulling insulation away from eave vents so roof can breath better.

GAS SUPPLY

Supply

MARGINAL

Gas manifold in utility room is showing signs of corrosion and rusting. There was not evidence of a moisture issue in the basement at the time of the inspection. This is a concern because it could eventually lead to possible cracks and compromise the manifold in the future. Recommend evaluation by a licensed contractor. It may also be possible to remove the rust with a wire brush and then treat with a rust inhibiting or cold galvanized paint and monitor.

DRAFT CONTROL/VENT

MARGINAL

Recommend that high efficiency furnace exterior vent and intake be further evaluated for proper installation in accordance with manufacturer instructions. Gas water heater appears to be correctly installed with the intake directed at the ground.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GRADING / DRAINAGE

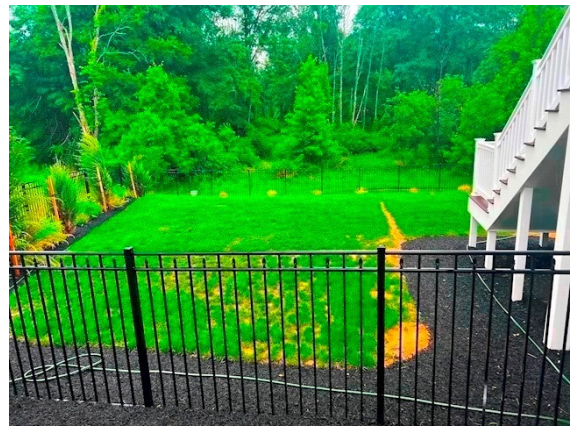
Positive Slope

Comments:

Today's standards indicate final grade should slope away from dwelling and foundation a minimum of 6 inches within the first 10 feet. There appeared to be a positive slope around all sides of the home at the time of the inspection.



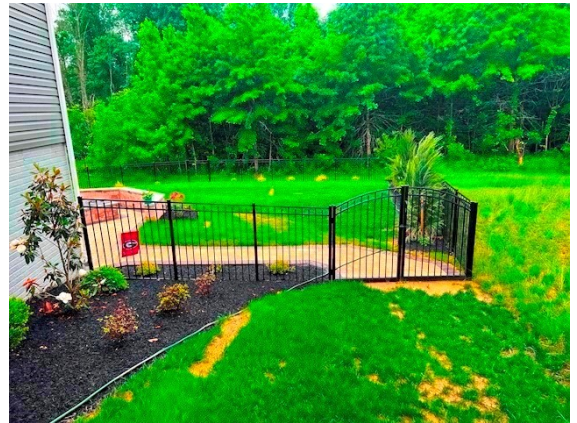
Grading / Drainage:



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Attic / Roof

Method of Inspection Physical Entry 70 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Trusses

Comments:

The attic interior was visually examined for leaks and/or water stains. No cracked trusses or rafters, stains, or leaks were observed at time of inspection.

Leaks not always detectable.



Attic Framing/Sheathing:



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ATTIC VENTILATION

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ridge

Soffit

Obstructed Air Flow

Comments:

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Attic Ventilation:



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SUMP/SUMP PUMP

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Covered

Comments:

Sump pump was located in a covered sump that was unable to be accessed at the time of inspection. Battery back up pump is installed and was tested by triggering the GFCI, listening for the audible alarm and then resetting the GFCI.



Sump/Sump Pump:

ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Square D

Main Disconnect Location: Basement

120 / 240 Volt (Nominal)

200 AMP

	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

Electrical main service panel is located in the basement utility above the water main. Main service cut off is located in the service panel. All panel wiring was installed correctly and most breakers were AFCI or GFCI protected at the panel. The panel was also properly grounded.

All bathroom circuits were protected by a GFCI installed in the full bathroom located in the basement.

GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.

AFCI (Arc Fault Circuit Interrupter) breakers were observed but not tested as part of this inspection process. AFCI breakers should be tested monthly with no devices plugged into these receptacles.

**Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.*



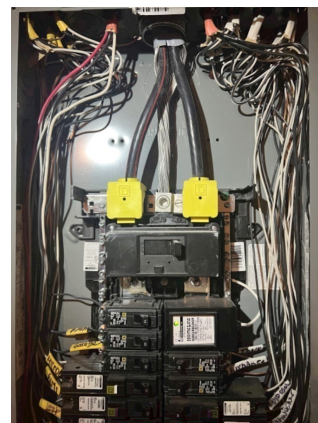
Electrical:



Electrical: Service main cut off breaker



Electrical: Branch circuits also labeled inside panel



Electrical: Service conductors

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Electrical: All circuits properly labeled inside panel door

PLUMBING

Water Service

- Water Public
- Shut Off Location: Basement

Sewage Service

- Sewage Public

Fuel Service

- Shut Off Location: Basement

	ACC	MAR	NI	NP	DEF
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects were found pertaining to the main plumbing system. Not all plumbing leaks or moisture can be found as it is sometimes hidden in wall cavities or beneath the floor. A regular check of all fixtures and plumbing components is recommended. Water shut offs were in place under each sink and toilet.

NOTE: Main service shut off near the floor will shut off all water supply, including supply to the sprinkler system. In the event of a plumbing leak, shut off the house water supply next the hose bib shut offs.

NOTE: The fire suppression system in this house was not operated/tested and is beyond the scope of this inspection. Fire suppression/sprinkler systems should be evaluated by a professional on a routine basis.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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Plumbing: Main house, front and rear hose bib shut offs



Plumbing: Water service main and sprinkler system drain valve



Plumbing: All fixtures have shut offs located near the fixture



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Water Heater: Average temperature at fixtures was 110° F.

HEATING

Brand: Goodman Model: GMES960805CNA BTUs: 76880 Age: <1 Year(s)
 Design Life: 20-25 Year(s) SerialNo: 2103492295
 Gas Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report. It is important that the furnace be properly maintained for efficiency and greater life span. Recommend a yearly maintenance program be set up with a local heating company to service and clean the furnace. This could greatly improve the life span of unit.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

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